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✓ This instrument was prepared by
William P. Powers
Attorney At Law
P.O. Box 1626
Columbiana, AL 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Nine Thousand Five Hundred and No/100 Dollars (\$29,500.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We, Sadie Bolton, a widow, James Bolton and wife, Peggy Bolton who signs for the sole purpose of relinquishing any marital rights in said property, Jeanette Campbell and husband, James Campbell who signs for the sole purpose of relinquishing any marital rights in said property (herein referred to as grantors) do grant, bargain, sell and convey unto Jimmy G. Russ and wife, Ann D. Russ (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Northwest Corner of Section 6, Township 21 South, Range 2 East; Thence run Southerly along the West boundary of said section for 2076.79 feet to an iron set, being the point of beginning of the parcel of land herein described; Thence turn an angle of 81 deg. 59 min. 03 sec. to the left and run 108.14 feet to a one and one-half inch iron found, being a point on the West right-of-way line of State Highway #25; Thence turn an angle of 66 deg. 34 min. 02 sec. to the left and run along said right-of-way line for 157.69 feet to an iron set; Thence turn an angle of 0 deg. 41 min. 11 sec. to the left and continue along said right-of-way for 98.54 feet to an iron found; Thence turn an angle of 121 deg. 32 min. 46 sec. to the left and run in a Westerly direction for a distance of 237.84 feet to an iron found; Thence turn an angle of 88 deg. 39 min. 47 sec. to the left and run 200.88 feet to the point of beginning. The said parcel is lying in the SW 1/4 of the NW 1/4, Section 6, Township 21 S., Range 2 East, and contains 0.84 acre.

LESS AND EXCEPT THE FOLLOWING PROPERTY, TO-WIT:

Commence at the Northwest Corner of Section 6, Township 21 South, Range 2 East; thence proceed in a Southerly direction along the West boundary of said

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Section 6 for a distance of 1875.95 feet; thence turn an angle of 90 deg. 47 min. 02 sec. to the left and run along the South boundary of a lot presently owned by Paul F. and Tommie Ann Edwards for a distance of 130.17 feet to a point, an axle found in place, said point being the point of beginning of the parcel herein described; thence continue along the last described course for a distance of 109.60 feet to a point, being a point on the West right-of-way line of State Highway 25; thence turn an angle of 121 deg. 32 min. 46 sec. to the right and run along said right-of-way line for a distance of 98.54 feet to a point, iron set; thence turn an angle of 67 deg. 23 min. 03 sec. to the right and run 69.26 feet to a point, iron set; thence turn an angle of 89 deg. 08 min. 01 sec. to the right and run 73.95 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the NW 1/4 of Section 6, Township 21 S, Range 2 East, and contains 7,162. square feet (0.164 acre).

Twenty Seven Thousand Three Hundred Fifty and No/100 Dollars (of the above recited consideration was paid from a mortgage recorded simultaneously).

This instrument prepared without evidence of title condition. There is no representation as to title or matters that might be revealed by examination of title by the preparer of this instrument.

All of the heirs and next of kin of D.F. Bolton who died on August 22, 1982 have signed this conveyance.

This conveyance is subject to easement and restrictions of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
2nd day of February, 1990.

Sadie Bolton
Sadie Bolton

James Bolton
James Bolton

Peggy Bolton
Peggy Bolton

Jeanette Campbell
Jeanette Campbell

James Campbell
James Campbell

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, A Notary Public in and for said County, in said State, hereby certify that Sadie Bolton, a widow, whose name is signed to this deed, who is known to me acknowledged before me on this day, that being informed of the contents of the deed she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, 1990.

Donna M. Waldrop
Notary Public

MY COMMISSION EXPIRES MARCH 20, 1993

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, A Notary Public in and for said County, in said State, hereby certify that James Bolton and wife, Peggy Bolton, whose names are signed to this deed, who are known to me acknowledged before me on this day, that being informed of the contents of the deed they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, 1990.

Donna M. Waldrop
Notary Public

MY COMMISSION EXPIRES MARCH 20, 1993

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, A Notary Public in and for said County, in said State, hereby certify that Jeanette Campbell and husband, James Campbell, whose names are signed to this deed, who are known to me acknowledged before me on this day, that being informed of the contents of the deed they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, 1990.

Donna M. Waldrop

Notary Public

MY COMMISSION EXPIRES MARCH 20, 1993

Send Tax Notice To:

(Name): Mr. and Mrs. J. Russ

(Address): P.O. Box 30
Wilsonville, AL 35051

1. Deed Tax	\$ 2.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 10.00
4. Indexing Fee	\$ 3.20
5. No Tax Fee	\$
6. Certified Fee	\$ 1.20
Total	\$ 16.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 FEB 28 PM 3:22

Thomas A. Swain, Jr.
JUDGE OF PROBATE